



Milwaukee County

County Courthouse
901 N. 9th Street, Rm. 105
Milwaukee, WI 53233

Meeting Minutes - Draft Milwaukee County Task Force on the Mitchell Park Conservatory Domes

Chairperson: William H. Lynch
Task Force Coordinator:
Kelsey A. Evans, 414-278-4013
Research Analyst: Emily Petersen, 414-278-4741

Wednesday, April 3, 2019

5:30 PM

Gordon Park Pavilion
2828 North Humboldt Boulevard,
Milwaukee, WI 53212

JOINT MEETING with the Milwaukee Public Museum Task Force

Call To Order

1 Roll Call of the Milwaukee County Task Force on the Mitchell Park Conservatory Domes at 5:36 P.M.

Present: 9 - Bautista, Carron, Gurda, Haas, McCarthy, Smith, Ortiz-Velez, Washington, and Lynch

Excused: 2 - Bria, and Krawiecki

2 Roll Call of the Milwaukee Public Museum Task Force (See Milwaukee Public Museum Task Force Minutes)

3 Approval of the February 19, 2019, draft meeting minutes of the Milwaukee County Task Force on the Mitchell Park Conservatory Domes. (DOMES TASK FORCE ACTION ITEM)

[19-102](#)

Informational reports pertaining to the Milwaukee County Task Force on the Mitchell Park Conservatory Domes, authorized by Adopted File No. 16-200. **(INFORMATIONAL ONLY)**

Attachments: [19-55 Historic Tax Credits PowerPoint](#)
[Summary Report on Domes Material Testing](#)
[Phase III Feasibility Study Draft RFP Cover Memo](#)
[Phase III Feasibility Study Draft RFP](#)
[Draft Minutes of the Domes Task Force Meeting 02/19/19](#)
[Gallagher Feasibility Study](#)
[Memo regarding Completed Requests for Proposals \(03/21/19\)](#)
[Phase III: Domes Funding Study RFP](#)
[Domes Glazing System Investigation RFP](#)
[AUDIO Roll Call I \(04/03/19\)](#)
[AUDIO Roll Call II \(04/03/19\)](#)
[AUDIO Items 3 and 4 \(04/03/19\)](#)
[AUDIO Item 5 \(04/03/19\)](#)
[AUDIO Items 6 and 7 \(04/03/19\)](#)
[Approved Minutes of the Domes Task Force Meeting 02/19/19](#)

A motion was made by Domes Task Force Member Bautista that the draft minutes of the February 19, 2019, meeting of Domes Task Force be APPROVED. The motion was seconded by Domes Task Force Member Gurda. The motion PREVAILED by unanimous voice vote.

Ayes: 9 - Bautista, Carron, Gurda, Haas, McCarthy, Smith, Ortiz-Velez, Washington and Lynch

Excused: 2 - Bria and Krawiecki

4 Approval of the January 17, 2019, draft meeting minutes of the Milwaukee Public Museum (MPM) Task Force. (MPM TASK FORCE ACTION ITEM)

[19-145](#)

Informational reports pertaining to the Milwaukee Public Museum Task Force, authorized by 2019 Adopted Budget Amendment 1A003.
(INFORMATION ONLY)

Attachments:

[Draft Minutes of the MPM Task Force Meeting 11/26/18 \(Item 1 - 01/17/19\)](#)
[Domes Task Force Report-12/28/18 \(Item 3 - 01/17/19\)](#)
[AUDIO Roll Call Through Item 4 \(01/17/19\)](#)
[Approved Minutes of the MPM Task Force Meeting 11/26/18](#)
[Professional Service Contract - Gallagher and Associates](#)
[Fiscal Analysis of MPM and Mitchell Park Horticultural Conservatory](#)
[Financial Forecasts of MPM and Mitchell Park Horticultural Conservatory Domes](#)
[Draft Minutes of the MPM Task Force Meeting 01/17/19](#)
[Gallagher Feasibility Study](#)
[Nicholson Appraisal Report](#)
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[Approved Minutes of the MPM Task Force Meeting 01/17/19](#)

See Milwaukee Public Museum Task Force Minutes.

5 Status Update on Mitchell Park Domes Concrete Materials Testing Contract Implementation and Timetable for Completion (INFORMATION ONLY)

[19-102](#)

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Milwaukee Public Museum Task Force Member and Domes Task Force Member Carron indicated that the contract for the materials testing was completed and signed in March 2019. The contract includes three parties, including a structural engineering firm, a materials testing specialist, and a general contractor. Member Carron stated that the full report will be received in advance of Phase III work by the Domes Task Force, and anticipated the timeline for completion, including the materials testing and the drafting of the report, to be approximately 8 weeks.

There were no appearances.

This Informational Item was **DISCUSSED WITH NO ACTION TAKEN.**

6 Discussion Regarding Milwaukee County Task Force on the Mitchell Park Conservatory Domes Deliverables (INFORMATION ONLY)

19-102

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Items 6 and 7 were taken together.

APPEARANCES:

Kelsey A. Evans, Committee Coordinator, Legislative Services Division, Office of the County Clerk

Mike Devine, President, Gallagher Museum Services, Gallagher and Associates
Dr. Ellen Censky, Interim President and Chief Executive Officer, Milwaukee Public Museum (MPM)

Mr. Mike Devine provided a Powerpoint presentation, which is attached to this file as "Gallagher Feasibility Study." Mr. Devine indicated that Gallagher and Associates determined that based on guest experience, a market analysis, a space/exhibit analysis, and operating costs, that co-location of the Mitchell Park Conservatory Domes (the Domes) and MPM would be feasible. Mr. Devine stated that the two facilities could be combined if the Domes were to be demolished, and a new, 284,000 square foot facility were constructed, at the cost of roughly \$300 million. However, Mr. Devine also indicated that this effort would require significantly more planning and design work.

Domes Task Force Chairman Lynch and Domes Task Force Member Gurda expressed concern about the differences in the report's projected paid attendance between MPM at its current facility, and paid attendance at a joint

Domes/MPM facility. Mr. Devine indicated that it is difficult to project attendance at a joint facility, due to the number of attendees who currently patronize both institutions.

Domes Task Force Member Bautista expressed concern that the report concluded that demolishing the Domes greatly outweighed the benefits of renovating the Domes. Mr. Devine responded they did not feel constructing an additional facility to house MPM was realistic, due to space considerations at the site.

Domes Task Force Chairman Lynch expressed concern about the ability of a smaller, joint institution to house the entire collection of the horticultural facility. Mr. Devine indicated that although the study did not delve into design aspects of a new facility, it determined the joint facility would best be used to seamlessly combine the collections of the Domes and MPM into one experience.

Domes Task Force Chairman Lynch reminded Domes and MPM Task Force Members that the language included in the 2019 Adopted Budget amendment (the Amendment) establishing the MPM Task Force required that any new facility should seek to maintain the current square footage of the Domes (46,000 square feet of exhibit space). Domes Task Force Chairman Lynch expressed concern that this would only leave 24,000 square feet of exhibit space for the MPM collection under this proposal. Domes Task Force Member Gurda expressed concern that downsizing the total square footage of a joint facility would have a negative impact on the ability of both institutions to display their collections. Mr. Devine indicated that although the study did not examine design plans, due to innovations in technology, museums are now able to provide more information in smaller, more efficient spaces than previously possible.

Domes Task Force Member Supervisor Ortiz-Velez stated that she would have preferred the study include design elements of building a new MPM facility next to the Domes, and its possible impact on the green space at Mitchell Park. Supervisors Ortiz-Velez and Haas expressed concern that the intent of the Amendment was not fully captured in the scope of work awarded to Gallagher and Associates, particularly as it pertained to maintaining the square footage of Domes exhibit space. MPM Task Force Chairman Smith reminded MPM Task Force Members that the scope of the original Request for Proposals (RFP) for the study was circulated to MPM Task Force members for comment and review.

Dr. Ellen Censky appeared on behalf of MPM. Dr. Censky stated that because the report would require demolishing the Domes to co-locate, which is in direct conflict with existing Milwaukee County policy to restore the Domes, MPM could not support the proposal. Dr. Censky also stated that they did not feel that the study afforded adequate space for the MPM collection, particularly if MPM only had 24,000 square feet of exhibit space, although they have not yet established a minimum standard for their square footage needs.

MPM Task Force Member Hertzberg provided an appraisal analysis of the three existing MPM facilities. Member Hertzberg indicated that the aggregate value

of the buildings in their current use and zoning would be \$11.4 million. If zoning were disregarded, the aggregate value would be \$14.3 million. Member Hertzberg reminded members that the appraisal did not take into account the physical condition of the buildings. Member Hertzberg added that if the land were cleared, the sites would be worth \$6.5 million.

MPM and Domes Task Force Member Carron provided a demolition analysis of the three MPM facilities. Member Carron indicated that the study found demolishing all three sites would cost \$7.4 million, presuming remediation costs, and no salvageable materials. The timeline for demolition would be in the range of 10-12 months.

Domes Task Force Member and MPM Task Force Chairman Smith summarized the multiple studies being conducted on the Domes. Chairman Smith indicated that this would be the final meeting of the MPM Task Force, and that he would provide a final, informational report to the Committee on Parks, Energy, and Environment regarding the findings of the MPM Task Force likely in June 2019, and without recommendation. Chairman Smith indicated that he will be seeking input from the Milwaukee County Board of Supervisors about possible next steps, if any.

Domes Task Force Chairman Lynch notified Task Force members that the submission deadlines for the RFPs for Phase III of Domes Task Force planning efforts, and the glazing study, were extended to April 5, 2019. Chairman Lynch indicated that he did not anticipate convening another meeting of the Domes Task Force until May 2019, when the consultants are selected.

Mr. Terry Kahn appeared, and suggested that the Domes could be repaired with hemp polymers.

The following people registered against these items, but did not speak:

Dr. Lori Gensch
Pauline Charneski, Milwaukee Preservation Alliance (MPA)
Peter Zanghi, MPA
Beth Wiza, MPA

Items 6 and 7 were DISCUSSED WITH NO ACTION TAKEN.

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Length of Meeting: 5:36 P.M. to 6:53 P.M.

Respectfully Submitted,

Kelsey A. Evans

Committee Coordinator, Legislative Services Division

Office of the County Clerk

**Milwaukee County Task Force on the
Mitchell Park Conservatory Domes**

Next Meeting:

The next meeting of the Milwaukee County Task Force on the Mitchell Park
Conservatory Domes is to be announced.

**Please note that the minutes from the April 3, 2019, meeting are not final until
approved at the subsequent meeting of the Milwaukee County Task Force on the
Mitchell Park Conservatory Domes.**